

051.0

Map

0001

Block

0007.0

Lot

1 of 1

CARD

Commercial

ARLINGTON

APPRaised: 1,074,300 / 1,074,300

USE VALUE: 1,074,300 / 1,074,300

ASSESSed: 1,074,300 / 1,074,300

PROPERTY LOCATION

| | | | |
|-----|--------|-----------------------|--|
| No | Alt No | Direction/Street/City | |
| 727 | -733 | MASS AVE, ARLINGTON | |

OWNERSHIP

Unit #:

Owner 1: HIGHROCK CHURCH

Owner 2:

Owner 3:

Street 1: 735 MASS AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02476

Type:

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|-------------------------|-----------|--------------------------------|------------|------------|----------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 961 | 2906.000 | 445,900 | | 628,400 | 1,074,300 |
| | | | | | |
| Total Card | 0.067 | 445,900 | | 628,400 | 1,074,300 |
| Total Parcel | 0.067 | 445,900 | | 628,400 | 1,074,300 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 214.00 | /Parcel: 214.0 |

Legal Description

User Acct

35367

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Parcel ID

051.0-0001-0007.0

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 961 | FV | 445,900 | 0 | 2,906. | 617,500 | 1,063,400 | 1,063,400 | Year End Roll | 12/18/2019 |
| 2019 | 961 | FV | 425,000 | 0 | 2,906. | 581,200 | 1,006,200 | 1,006,200 | Year End Roll | 1/3/2019 |
| 2018 | 961 | FV | 425,000 | 0 | 2,906. | 508,600 | 933,600 | 933,600 | Year End Roll | 12/20/2017 |
| 2017 | 961 | FV | 425,000 | 0 | 2,906. | 399,600 | 824,600 | 824,600 | Year End Roll | 1/3/2017 |
| 2016 | 905 | FV | 425,000 | 0 | 2,906. | 399,600 | 824,600 | 824,600 | Year End | 1/4/2016 |
| 2015 | 905 | FV | 226,900 | 0 | 2,906. | 218,000 | 444,900 | 444,900 | Year End Roll | 12/11/2014 |
| 2014 | 905 | FV | 226,900 | 0 | 2,906. | 218,000 | 444,900 | 444,900 | Year End Roll | 12/16/2013 |
| 2013 | 905 | FV | 226,900 | 0 | 2,906. | 218,000 | 444,900 | 444,900 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| | | | | | | | | | |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| SAINT ATHANASIU | 1312-98 | | 12/7/2005 | Portion-Asst | 1,825,000 | No | No | | |
| | 15318-577 | | 11/1/1983 | | 275,000 | No | No | Y | |

BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 8/19/2011 | 892 | Demoliti | 32,000 | | | | | DEMO KITS & BATHS |
| 9/17/2008 | 1145 | Redo Bat | 15,800 | C | | | | re-do 2 baths/kitc |
| 4/1/2002 | 236 | Sign | 100 | C | | | | |
| 3/17/1998 | 140 | Manual | 3,000 | C | | | | PARTITION OFFICE |
| 9/15/1997 | 549 | Manual | 23,000 | C | | | | REROOF |

ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|-------------|
| Date | Result | By | Name |
| 4/25/2012 | Info Fm Prmt | BR | B Rossignol |
| 3/3/2009 | Meas/Inspect | 197 | PATRIOT |
| 4/21/2000 | Meas/Inspect | 197 | PATRIOT |
| 10/12/1997 | | PM | Peter M |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | B3 | VILLAGE B | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 961 | Rectory | | 2906 | | Sq. Ft. | Site | | 0 | 43.25 | 5.00 | CG | | | | | | | | | 628,423 | | | | | | 628,400 | |

051.0

Map

0001

Block

0007.0

Lot

1 of 1

CARD

Commercial

ARLINGTON

APPRaised: 1,074,300 / 1,074,300

USE VALUE: 1,074,300 / 1,074,300

ASSESSed: 1,074,300 / 1,074,300

PROPERTY LOCATION

| | | | |
|-----|--------|-----------------------|--|
| No | Alt No | Direction/Street/City | |
| 727 | -733 | MASS AVE, ARLINGTON | |

OWNERSHIP

Unit #:

Owner 1: HIGHROCK CHURCH

Owner 2:

Owner 3:

Street 1: 735 MASS AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02476

Type:

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|-------------------------|-----------|--------------------------------|------------|------------|----------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 961 | 2906.000 | 445,900 | | 628,400 | 1,074,300 |
| | | | | | |
| Total Card | 0.067 | 445,900 | | 628,400 | 1,074,300 |
| Total Parcel | 0.067 | 445,900 | | 628,400 | 1,074,300 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 214.00 | /Parcel: 214.0 |

Legal Description

User Acct

35367

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Parcel ID

051.0-0001-0007.0

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 961 | FV | 445,900 | 0 | 2,906. | 617,500 | 1,063,400 | 1,063,400 | Year End Roll | 12/18/2019 |
| 2019 | 961 | FV | 425,000 | 0 | 2,906. | 581,200 | 1,006,200 | 1,006,200 | Year End Roll | 1/3/2019 |
| 2018 | 961 | FV | 425,000 | 0 | 2,906. | 508,600 | 933,600 | 933,600 | Year End Roll | 12/20/2017 |
| 2017 | 961 | FV | 425,000 | 0 | 2,906. | 399,600 | 824,600 | 824,600 | Year End Roll | 1/3/2017 |
| 2016 | 905 | FV | 425,000 | 0 | 2,906. | 399,600 | 824,600 | 824,600 | Year End | 1/4/2016 |
| 2015 | 905 | FV | 226,900 | 0 | 2,906. | 218,000 | 444,900 | 444,900 | Year End Roll | 12/11/2014 |
| 2014 | 905 | FV | 226,900 | 0 | 2,906. | 218,000 | 444,900 | 444,900 | Year End Roll | 12/16/2013 |
| 2013 | 905 | FV | 226,900 | 0 | 2,906. | 218,000 | 444,900 | 444,900 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| | | | | | | | | | |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| SAINT ATHANASIU | 1312-98 | | 12/7/2005 | Portion-Asst | 1,825,000 | No | No | | |
| | 15318-577 | | 11/1/1983 | | 275,000 | No | No | Y | |

BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 8/19/2011 | 892 | Demoliti | 32,000 | | | | | DEMO KITS & BATHS |
| 9/17/2008 | 1145 | Redo Bat | 15,800 | C | | | | re-do 2 baths/kitc |
| 4/1/2002 | 236 | Sign | 100 | C | | | | |
| 3/17/1998 | 140 | Manual | 3,000 | C | | | | PARTITION OFFICE |
| 9/15/1997 | 549 | Manual | 23,000 | C | | | | REROOF |

ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|-------------|
| Date | Result | By | Name |
| 4/25/2012 | Info Fm Prmt | BR | B Rossignol |
| 3/3/2009 | Meas/Inspect | 197 | PATRIOT |
| 4/21/2000 | Meas/Inspect | 197 | PATRIOT |
| 10/12/1997 | | PM | Peter M |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | B3 | VILLAGE B | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 961 | Rectory | | 2906 | | Sq. Ft. | Site | | 0 | 43.25 | 5.00 | CG | | | | | | | | | 628,423 | | | | | | 628,400 | |

051.0

Map

0001

Block

0007.0

Lot

1 of 1

CARD

Commercial

ARLINGTON

APPRaised: 1,074,300 / 1,074,300

USE VALUE: 1,074,300 / 1,074,300

ASSESSed: 1,074,300 / 1,074,300

PROPERTY LOCATION

| | | | |
|-----|--------|-----------------------|--|
| No | Alt No | Direction/Street/City | |
| 727 | -733 | MASS AVE, ARLINGTON | |

OWNERSHIP

Unit #:

Owner 1: HIGHROCK CHURCH

Owner 2:

Owner 3:

Street 1: 735 MASS AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02476

Type:

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|-------------------------|-----------|--------------------------------|------------|------------|----------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 961 | 2906.000 | 445,900 | | 628,400 | 1,074,300 |
| | | | | | |
| Total Card | 0.067 | 445,900 | | 628,400 | 1,074,300 |
| Total Parcel | 0.067 | 445,900 | | 628,400 | 1,074,300 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 214.00 | /Parcel: 214.0 |

Legal Description

User Acct

35367

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Parcel ID

051.0-0001-0007.0

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 961 | FV | 445,900 | 0 | 2,906. | 617,500 | 1,063,400 | 1,063,400 | Year End Roll | 12/18/2019 |
| 2019 | 961 | FV | 425,000 | 0 | 2,906. | 581,200 | 1,006,200 | 1,006,200 | Year End Roll | 1/3/2019 |
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| 2016 | 905 | FV | 425,000 | 0 | 2,906. | 399,600 | 824,600 | 824,600 | Year End | 1/4/2016 |
| 2015 | 905 | FV | 226,900 | 0 | 2,906. | 218,000 | 444,900 | 444,900 | Year End Roll | 12/11/2014 |
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| 2013 | 905 | FV | 226,900 | 0 | 2,906. | 218,000 | 444,900 | 444,900 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| | | | | | | | | | |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-------|
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| | 15318-577 | | 11/1/1983 | | 275,000 | No | No | Y | |

BUILDING PERMITS

| | | | | | | | | |
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| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
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| Date | Result | By | Name |
| 4/25/2012 | Info Fm Prmt | BR | B Rossignol |
| 3/3/2009 | Meas/Inspect | 197 | PATRIOT |
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| 10/12/1997 | | PM | Peter M |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | B3 | VILLAGE B | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
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Map

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Block

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Lot

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Commercial

ARLINGTON

APPRaised: 1,074,300 / 1,074,300

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PROPERTY LOCATION

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Twn/City: ARLINGTON

St/Prov: MA

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Postal: 02476

Type:

IN PROCESS APPRAISAL SUMMARY

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| Total Parcel | 0.067 | 445,900 | | 628,400 | 1,074,300 |
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Legal Description

User Acct

35367

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Parcel ID

051.0-0001-0007.0

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

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